

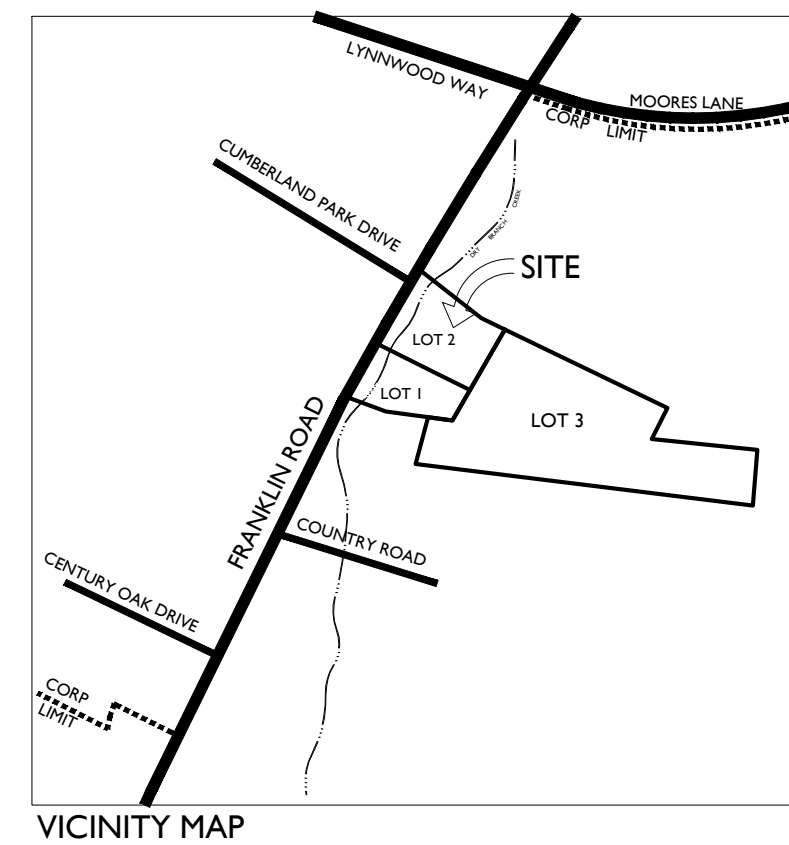
# REZONING REQUEST

# FAMILY LEGACY SUBDIVISION

COF # 5848  
 MAP 053, PARCEL 73  
 MAP 053, PARCEL 74.01  
 FRANKLIN, TENNESSEE

SHEET INDEX

- C 0.0 COVER SHEET
- C 1.0 BOUNDARY SURVEY
- C 2.0 EXISTING CONDITIONS



MODIFICATION OF STANDARDS

I. TABLE 5-9 STIPULATES THAT A FUNERAL HOME MUST HAVE .25 PARKING SPACES/ PERSON OF MAXIMUM OCCUPANCY. THE PROPOSED STRUCTURE HAS A MAXIMUM OCCUPANCY OF 800 PERSONS WHICH WOULD EQUATE TO 200 PARKING SPACES. AT 10,500 SQUARE FEET, THIS WOULD BE EQUAL TO 19+ SPACES PER ONE THOUSAND SQUARE FEET.

THE APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS FOR THE PARKING REQUIREMENT BASED ON THE FOLLOWING REASONS. THE TWO PRIMARY PUBLIC FUNCTIONS CARRIED OUT AT THE FACILITY ARE A CHAPEL AND VISITATION FACILITIES. IF A SERVICE WAS BEING CONDUCTED CONCURRENT WITH A VISITATION THE MAXIMUM OCCUPANCY OF THE CHAPEL IS 200 PEOPLE AND THE VISITATION IS 128 PEOPLE. BASED ON THE PROJECTED .25 SPACES PER PERSON THIS WOULD BE EQUAL TO 82 SPACES. IT IS ANTICIPATED THAT THERE WOULD BE 2-3 STAFF PERSONNEL IN THIS INSTANCE. THIS YIELDS A PARKING DEMAND OF 84-85 SPACES. GIVEN THE ADJOINING FACILITY, A SURPLUS OF SPACES EXISTS WITHIN THE OVERALL SITE AND THIS COULD SATISFY THE DEMAND IN ALL FORESEEABLE INSTANCES.

STATEMENT OF IMPACTS

**WATER**  
 WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT. ADEQUATE SUPPLY EXISTS AND THERE IS NO ADVERSE IMPACT ANTICIPATED.

**SEWER**  
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN EXISTS ON THE PROPERTY AND THERE ARE EXISTING TAPS THAT WILL BE RE-PURPOSED. THE EXISTING MAIN LINE IS OF SUFFICIENT SIZE AND NO ADVERSE IMPACTS ARE ANTICIPATED.

**DRAINAGE FACILITIES**  
 THE PROPERTY DRAINS TO THE SOUTH VIA DRY BRANCH CREEK TO JACKSON LAKE. PROPOSED SITE DETENTION WILL PREVENT ADDITIONAL VOLUME TO THE CONVEYANCE AND THEREFORE NO ADVERSE IMPACT IS ANTICIPATED.

**POLICE AND FIRE PROTECTION**  
 FRANKLIN FIRE DEPT STATION #3 - 1.5 MILES  
 COLUMBIA AVE POLICE STATION - 4.7 MILES

**RECREATION FACILITIES**  
 THE PROJECT IS A NON-RESIDENTIAL DEVELOPMENT

**PROJECTED STUDENT POPULATION**  
 THE PROJECT IS A NON-RESIDENTIAL DEVELOPMENT

OWNER PARCEL 73

STEPHEN T. ROGERS  
 ETHEL R. DETCH  
 554 FRANKLIN ROAD  
 FRANKLIN TN 37069

OWNER PARCEL 74.01

JAMES F. HOLLOWAY  
 EVELYN A. HOLLOWAY  
 562 FRANKLIN ROAD  
 FRANKLIN TN 37069

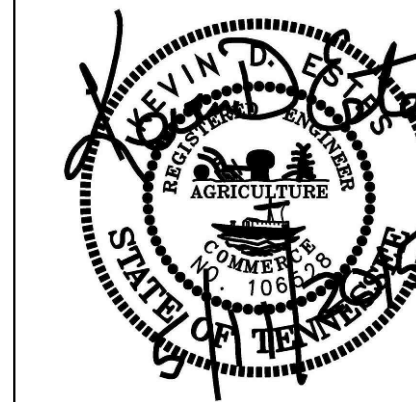
DEVELOPER

WILLIAM GREGORY  
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ARCHITECT

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 FRANKLIN TN 37064  
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 KEVIN ESTES, P.E. (615) 401-9956  
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LANDSCAPE ARCHITECT/PLANNER

GAMBLE DESIGN COLLABORATIVE  
 144 SOUTHEAST PARKWAY SUITE 200  
 FRANKLIN TN 37064  
 GREG GAMBLE, RLA (615) 975-5765  
 EMAIL ADDRESS: greggamble209@gmail.com



## REZONING REQUEST

## FAMILY LEGACY SUBDIVISION

COF # 5848  
 FRANKLIN, TENNESSEE

SITE DATA:

PROJECT NAME:	FAMILY LEGACY SUBDIVISION
PROJECT NUMBER:	COF 5848
SUBDIVISION:	NOT APPLICABLE
LOT NUMBER:	NOT APPLICABLE
ADDRESS:	554 FRANKLIN ROAD 562 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 73.00 MAP 53, PARCEL 74.01
EXISTING ZONING:	R1
PROPOSED ZONING:	SD-X
CHARACTER AREA OVERLAY:	BERRY'S CHAPEL BC-4 HHO - HILLSIDE/HILLCREST OVERLAY FWO - FLOODWAY OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
PARCEL ACREAGE:	PARCEL 73 - 14.57 AC PARCEL 74.01 - 8.15 AC
TOTAL ACREAGE/SQUARE FOOTAGE:	22.72 ACRES OR 989,504 SF
MINIMUM REQUIRED SETBACKS:	AS ESTABLISHED BY P.U.D. PLAN
APPLICANT:	WILLIAM GREGORY 7427 CHARLOTTE PIKE NASHVILLE TN. 37209 WGregory@afamilylegacy.com
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggamble209@gmail.com GREG GAMBLE

INITIAL SUBMITTAL	MAY 11, 2015	-
RESUBMITTAL	JUNE 4, 2015	-
REVISION	-	-
REVISION	-	-

NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.



